

IN RE: PETITION FOR ZONING VARIANCE  
SW/S Beaver Dam Road, 2' SE of  
the c/l of Cockeysville Road  
8th Election District  
3rd Councilmanic District

Peter L. Peri  
Petitioner

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 88-285-A

#### ORDER OF DISMISSAL

Pursuant to receipt of a Voluntary Dismissal request from Counsel for the Petitioner,

IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of March, 1988 that the above-referenced matter be and is hereby DISMISSED without prejudice.

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

JRH:bjs

cc: Newton A. Williams, Esquire  
Nolan, Plunkett & Williams  
1105 Hampton Plaza, Towson, Maryland 21204

People's Counsel

File

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

J. Robert Haines  
Zoning Commissioner

Date: 3/3/88



Dennis F. Rasmussen  
County Executive

Peter L. Peri, et ux  
22 Oakhampton Drive  
Lutherville, Maryland 21093

Re: Petition for Zoning Variance  
Case #88-285-A

Dear Mr. & Mrs. Peri:

Please be advised that \$15.00 is due for re-posting the property relative to the above hearing. Do not remove the sign(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please bring the sign to Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland, along with your check made payable to Baltimore County, Maryland on the day of the hearing.

Very truly yours,

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

Beginning on the southwest side of Beaver Dam Road 2 feet southeast of the centerline of Cockeysville Road extended, thence the 5 following courses and distances:

1. S 60° 14' W 148.98 feet
2. S 01° 54' W 176.23 feet
3. N 60° 14' W 245.56 feet
4. N 31° 36' W 91.09 feet
5. N 29° 19' W 58.97 feet\* to the place of beginning.

\*Taken from R/W Plat 73-152-3. Corrected to match boundary coordinates in Deed.



#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th  
Posted for: Variance  
Petitioner: Peter L. Peri  
Location of property: SW/S Beaver Dam Road, 2' SE of c/l of Cockeysville Rd.  
Location of Sign: SW/S Beaver Dam Road, 2' SE of c/l of Cockeysville Rd.  
Remarks:  
Posted by: J. Robert Haines  
Number of Signs: 1  
Date of return: March 4, 1988

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., Jan. 13, 1988  
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on Jan. 13, 1988.

TOWSON TIMES,

*Susan Bender-Oliver*  
Publisher

NOTICE OF HEARING  
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations, Baltimore County, will hold a public hearing on the property identified below in Room 111 of the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland, on the following date:  
Date: February 2, 1988 at 9:00 A.M.  
Where the parties are notified and a copy of the petition is filed with the Commission. The Commission will consider the petition and the evidence presented at the hearing and make a decision on the petition. The decision of the Commission will be final and binding on the parties. The Commission will also consider the petition and the evidence presented at the hearing and make a decision on the petition. The decision of the Commission will be final and binding on the parties.

#### PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 255.1 (238.2) to permit a side yard and a rear yard setback of 5 ft. in lieu of the required 30 ft. each.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

If building is located 30 feet from each property line, it would not approximately in the center of the yard causing restricted traffic flow through the site. This would prohibit the larger construction vehicles from using the yard, causing great hardship.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name)  
Signature  
Address  
City and State

Legal Owner(s): (Type or Print Name)  
Signature  
Address  
City and State

Attorney for Petitioner: MARTIN A. WILLIAMS  
(Type or Print Name)  
Address  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Name  
Address  
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of January, 1988, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 14th day of January, 1988, at 9 o'clock A.M.

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., Jan. 14, 1988  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Jan. 14, 1988.

THE JEFFERSONIAN,

#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th  
Posted for: Variance  
Petitioner: Peter L. Peri  
Location of property: SW/S Beaver Dam Road, 2' SE of c/l of Cockeysville Rd.  
Location of Sign: SW/S Beaver Dam Road, 2' SE of c/l of Cockeysville Rd.  
Remarks:  
Posted by: J. Robert Haines  
Number of Signs: 1  
Date of return: 1-17-88

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

J. Robert Haines  
Zoning Commissioner

DATE: 1/14/88  
JAN 25 1988

Mr. Peter L. Peri  
22 Oakhampton Drive  
Lutherville, Maryland 21093

Re: Case number: 88-285-A  
SW/S Beaver Dam Road, 2' SE c/l of  
Cockeysville Road  
Peter L. Peri - Petitioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 50569

DATE: 3/24/88 ACCOUNT: 01-615-000  
AMOUNT: \$ 15.00

RECEIVED FROM: Peter Peri  
FOR: Payment

VALIDATION OR SIGNATURE OF CASHIER  
DATE: 3/24/88 ACCOUNT: 01-615-000  
AMOUNT: \$ 87.80

RECEIVED FROM: Peter Peri  
FOR: Payment

VALIDATION OR SIGNATURE OF CASHIER  
DATE: 3/24/88 ACCOUNT: 01-615-000  
AMOUNT: \$ 87.80

RE: PETITION FOR VARIANCE  
SW/S Beaver Dam Rd., 2' SE c/l  
of Cockeysville Rd., 8th Dist.  
PETER L. PERI, Petitioner

BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 88-285-A

#### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phillip Cole Friedman*  
Phillip Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 214, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 18th day of December, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Peter L. Peri, 22 Oakhampton Drive, Lutherville, MD. 21093, Petitioners.

*Peter Max Zimmerman*  
Peter Max Zimmerman



# NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Case number: 88-285-A  
SW/S Beaver Dam Road, 2' SE c/l of Cockeysville Road  
Petitioner: Peter L. Peri - Petitioner  
DATE/TIME: TUESDAY, FEBRUARY 2, 1988 at 9:00 a.m.

Variance to permit a side yard and a rear yard setback of 5 feet in lieu of the required 30 feet each.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

BALTIMORE COUNTY, MARYLAND No. 41671  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
DATE 10/2/87 ACCOUNT 01-615-000  
AMOUNT \$ 100.00  
RECEIVED FROM Roubi Post Co.  
FOR Vol 4129  
B 8803\*\*\*\*\*1701001a P054P  
VALIDATION OR SIGNATURE OF CASHIER

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3333  
J. Robert Haines  
Zoning Commissioner

FEB. 09 1988



## NOTICE OF HEARING

(Postponed from February 2, 1988)

Dennis F. Rasmussen  
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

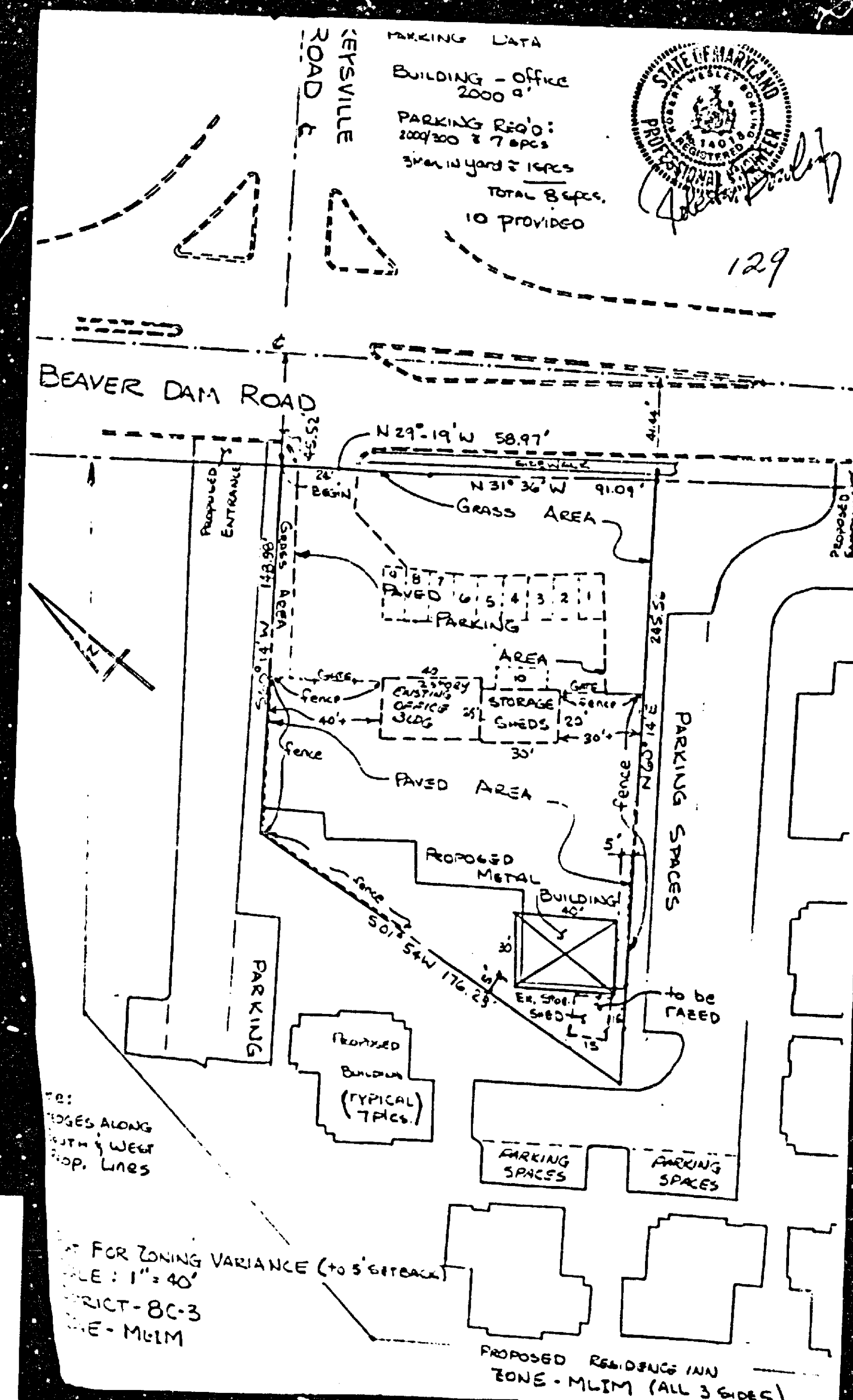
Petition for Zoning Variance  
Case Number: 88-285-A  
SW/S Beaver Dam Road, 2' SE c/l of Cockeysville Road  
8th Election District - 3rd Councilmanic District  
Petitioner(s): Peter L. Peri  
HEARING SCHEDULED: WEDNESDAY, MARCH 17, 1988 at 10:00 a.m.  
Thurs.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: H. Ronald Eldridge/Amerimar Realty  
Armand Shank, Jr./Rocchi Const. Corp.  
Newton A. Williams, Esq.  
Peter L. Peri, et ux  
File



## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 27, 1988

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

ooo

Mr. Peter L. Peri  
22 Oakhampton Drive  
Lutherville, Maryland 21093

RE: Item No. 129 - Case No. 88-285-A  
Petitioner: Peter L. Peri, et ux  
Petition for Zoning Variance

Dear Mr. Peri:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:kbb

Enclosures

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines

TO: Zoning Commissioner

Date: December 16, 1987

FROM: Norman E. Gerber, AICP  
Director of Planning and Zoning

Zoning Petition Nos. 88-285-A, 88-286-A,  
SUBJECT: 88-290-A, 88-292-A, 88-293-A, 88-294-5THA

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber per J. Howell  
Norman E. Gerber, AICP  
Director

NEC:JCH:ume

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel  
File

Baltimore County  
Fire Department  
Towson, Maryland 21204 286  
494-4540

Paul H. Remke  
Chief

October 19, 1987

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

Re: Property Owner: Peter L. Peri, et ux

Location: SW/S Beaver Dam Road, 2' SE of c/l of Cockeysville Road extended

Item No.: 129

Zoning Agenda: Meeting of 10/13/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle shed and condition shown at EXHIBIT 2B the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structure construction proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1984 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: J. Howell  
Special Inspection Division

John F. O'Neill  
Fire Prevention Bureau

88-285-A

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
3rd day of November, 1987.

J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER

Petitioner: Peter L. Peri, et ux  
Petitioner's Attorney

Received by: James E. Dyer  
Chairman, Zoning Plans  
Advisory Committee



BRAEMER ABELSON & HITCHNER

Newton A. Williams, Esquire  
January 29, 1988  
Page Two

The hotel under construction by BA-Hunt Valley Associates, on the adjacent land, is a high-quality hotel, catering to business executives and their families. The hotel will contain suite units, intended for extended stay. Obviously, the appearance and condition of the surrounding properties will have a substantial impact on the operation of this hotel and the safety and welfare of its occupants. BA-Hunt Valley Associates is incurring substantial expense to assure that the buildings and grounds of the hotel present an attractive residential setting. Unsightly buildings or materials on adjacent property, particularly any which encroach near the boundaries of the hotel site, obviously will have a detrimental effect upon the appearance of the hotel, its business operations and the welfare of hotel guests. Of particular concern is the safety of children who will be guests at this hotel.

For these reasons, BA-Hunt Valley Associates is deeply concerned about the proposed improvements by Rocci, particularly the encroachments upon the set-back lines. Because we learned of this proposed construction only within the last few days, and because Rocci does not have adequate information available at this time for a full evaluation of the impact of the proposed construction, we request that the hearing, scheduled for 9:00 a.m., Tuesday, February 2, 1988, be postponed until the parties have had an adequate opportunity to review Rocci's plans and to discuss these concerns more fully.

I will be glad to join with you in requesting such a continuance, and I am supplying a copy of this letter to the Zoning Commissioner's office in support of the requested continuance.

Sincerely,

David B. Gifford

DBG:bab

cc: Zoning Commissioner  
C. Ronald Bleznak

BRAEMER ABELSON & HITCHNER

ATTORNEYS AT LAW

THIRTEENTH FLOOR

TWO MELLON BANK CENTER

PHILADELPHIA, PENNSYLVANIA 19102

RICHARD J. BRAEMER  
RICHARD S. LADEN  
BARRY M. ABELSON  
ELAM H. HITCHNER, III  
STEVEN T. STERN  
BARRY J. LEVIN  
NANCY D. WEISSBERG  
DAVID S. GIFFORD  
FREDERICK M. MASTERS  
STANLEY J. KULL  
MICHAEL H. FRIEDMAN  
THOMAS R. PASCH  
ROBERT A. FRIEDEL

FEDERAL EXPRESS

Newton A. Williams, Esquire  
Nolan, Plumhoff & Williams  
1105 Hampton Plaza  
Towson, MD 21204

January 29, 1988

Re: Rocci Construction Company/10720 Beaver  
Dam Road, Cockeysville, Maryland/Variance  
Application No. 88-285-A

Dear Mr. Williams:

As you know, we represent BA-Hunt Valley Associates, owner of the property at 10800 Beaver Dam Road, which surrounds Rocci Construction Company's property at 10720 Beaver Dam Road.

BA-Hunt Valley Associates is in the process of constructing a Residence Inn hotel on its property. During a visit to the site late this week, BA-Hunt Valley Associates' project manager noticed a zoning poster on Rocci's land, indicating that an application for a zoning variance was to be considered at a hearing on February 2, 1988. This was the first time any representative of BA-Hunt Valley Associates became aware of this application.

At the request of BA-Hunt Valley Associates, I immediately contacted Mr. Shankin, Vice President of Rocci, to discuss the intended construction. Mr. Shankin explained that Rocci intends to construct a substantial building on its property, which will intrude upon the set-back lines, in close proximity to BA-Hunt Valley Associates' lands. Immediately thereafter, I spoke with you concerning this application for a variance, and a meeting was arranged between a representative of Rocci and Ron Eldridge, Project Manager for BA-Hunt Valley Associates.

At that meeting this morning, Rocci's representative was unable to provide to Mr. Eldridge any plans, drawings, illustrations or other information depicting the proposed building, or depicting plans by Rocci to provide buffer plantings to screen the site. Accordingly, at the present time, there is not sufficient information available to us to determine the impact of the proposed variance and construction upon BA-Hunt Valley Associates' site.

(610) 666-8200

TELECOPIER (610) 666-8444

CABLE BRABE

RECEIVED  
FEB 1 1988  
ZONING OFFICE

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Courts Building, Suite 405  
Towson, Maryland 21204  
494-3354

October 16, 1987

Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Zoning Commissioner:

The Bureau of Traffic Engineering has no comments for items number 120, 121, 122, 123, 124, 126, 128, and 129.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer

MSF:sb



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Al Wirth - SWM DATE: April 3, 1990  
Bob Bowling - Dev. Eng. (3)  
Frank Fisher - Current Planning  
Rahim Famili - Traffic Engineering  
Rocky Powell - DEPRM  
Larry Pilson - DEPRM  
Dave Flowers - DEPRM  
Carl Richards - Zoning  
Capt. Kelly - Fire Department  
Pat Kincer - Rec. & Parks  
Chuck Weiss - Sanitation  
Larry Brocato - SHA

FROM: Susan Wimbley  
Bureau of Public Services

SUBJECT: Limestone Business Center Lot 3  
SC3  
Daft-McCune-Walker  
296-3333  
W-89-146

The subject property was granted a waiver of CRG meeting by the Office of Planning & Zoning. However, CRG approval signatures must be obtained.

Please review the attached plan for concurrence with current development regulations and give us your approval or comments by April 24, 1990. Nonresponsiveness by the aforementioned date is considered to be concurrence by your office of the plan.

(SEE ATTACHED)

SW:aw  
Attachment  
cc: File

NO 178  
PLANNING & ZONING ASSOCIATE III  
7C-311-A  
61-1600-PM  
84-364-SPH  
87-227-A  
88-285-A

LIMESTONE BUSINESS CENTER  
LOT #3  
W-89-146

Comments for 4/24/90  
Plan Date: 3/1/90  
Comments Date: 5/14/90

This site is the subject of as many as 5 zoning public hearings. A complete zoning history keyed to the location of each variances dimension and hearing request on the plan must be included giving order numbers, what was granted or denied, the date of the Orders and list and show compliance with all restrictions. Until the Zoning Office has this information clearly shown on a revised plan, detailed comments by this office will not be appropriate. Also, comply with the following general comments:

The original amended C.R.G. plan expired on 4/17/88. Approval at the time on this lot (which has since been changed by subdivision) was for a dinner theatre. Since the above changes have occurred, compliance with all current zoning regulations is required. Note that at the time of approval of this plan that you will totally abandon all zoning hearings for previous cases.

Show (label and dimension) loading areas to comply with S.409.11. Move and dimension off-street parking at 10 ft. from street right-of-way and comply with 409.4 in the S.E. parking area or a variance public hearing is required. Breakdown each floor by sq. ft. and use areas. Include an overall subdivision plan of Limestone Business Center on this plan to confirm that there is no moving conflict with the partial re-subdivision and reference this as previously recorded as lot # and part of lot # in the title block and enlarge the vicinity map (a 200 scale would satisfy both requirements). Show an overall parking chart with sq. ft. and use areas since parking space area approved for lot #1-B is now part of lot #3. Show complete small car parking calculations per S.409.5. Clearly show and confirm that there is no conflict with the use in common easement. Note the type of durable, dustless paving and that all parking will be permanently striped. Dimension the off-street parking at 10 ft. from existing or proposed street right-of-way.

SIGNS -- Provide an engineering scale elevation on the plan of all existing and proposed free-standing signs clearly indicating the type, height, dimensions, square footage, single or double-face and illumination. All signs must be keyed to their existing or proposed location on the plan print and enough detail must be shown to determine compliance with Section 413.6 (B.C.Z.R.) and all zoning sign policies or a zoning variance is required.

(SEE OTHER SIDE)

LIMESTONE BUSINESS CENTER, LOT #3  
W-89-146  
PAGE 2

Enlarge the vicinity map to 1"=1,000' or greater.

Final zoning approval is contingent first, upon all plan comments being addressed on the C.R.G. plan; and secondly, upon the final resolution of all comments, the outcome of any requested zoning hearings and finally, the inclusion of the blue commercial checklist information being included on the building permit site plans.

*JLL*  
JOHN L. LEWIS  
PLANNING & ZONING ASSOCIATE III

JLL:scj

cc: Frank Fisher, Current Planning  
John Sullivan, Zoning Office  
Waiver File

NO 178  
PLANNING & ZONING ASSOCIATE III  
7C-311-A  
61-1600-PM  
84-364-SPH  
87-227-A  
88-285-A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Al Wirth - SWM DATE: April 3, 1990  
Bob Bowling - Dev. Eng. (3)  
Frank Fisher - Current Planning  
Rahim Famili - Traffic Engineering  
Rocky Powell - DEPRM  
Larry Pilson - DEPRM  
Dave Flowers - DEPRM  
Carl Richards - Zoning  
Capt. Kelly - Fire Department  
Pat Kincer - Rec. & Parks  
Chuck Weiss - Sanitation  
Larry Brocato - SHA

FROM: Susan Wimbley  
Bureau of Public Services

SUBJECT: Limestone Business Center Lot 3  
SC3  
Daft-McCune-Walker  
296-3333  
W-89-146

The subject property was granted a waiver of CRG meeting by the Office of Planning & Zoning. However, CRG approval signatures must be obtained.

Please review the attached plan for concurrence with current development regulations and give us your approval or comments by April 24, 1990. Nonresponsiveness by the aforementioned date is considered to be concurrence by your office of the plan.

(SEE ATTACHED)

SW:aw  
Attachment  
cc: File

LIMESTONE BUSINESS CENTER  
LOT #3  
W-89-146

Comments for 4/24/90  
Plan Date: 3/1/90  
Comments Date: 5/14/90  
Revised Plan 7/7/90

This site is the subject of as many as 5 zoning public hearings. A complete zoning history keyed to the location of each variances dimension and hearing request on the plan must be included giving order numbers, what was granted or denied, the date of the Orders and list and show compliance with all restrictions. Until the Zoning Office has this information clearly shown on a revised plan, detailed comments by this office will not be appropriate. Also, comply with the following general comments:

The original amended C.R.G. plan expired on 4/17/88. Approval at the time on this lot (which has since been changed by subdivision) was for a dinner theatre. Since the above changes have occurred, compliance with all current zoning regulations is required. Note that at the time of approval of this plan that you will totally abandon all zoning hearings for previous cases.

Show (label and dimension) loading areas to comply with S.409.11. Move and dimension off-street parking at 10 ft. from street right-of-way and comply with 409.4 in the S.E. parking area or a variance public hearing is required. Breakdown each floor by sq. ft. and use areas. Include an overall subdivision plan of Limestone Business Center on this plan to confirm that there is no moving conflict with the partial re-subdivision and reference this as previously recorded as lot # and part of lot # in the title block and enlarge the vicinity map (a 200 scale would satisfy both requirements). Show an overall parking chart with sq. ft. and use areas since parking space area approved for lot #1-B is now part of lot #3. Show complete small car parking calculations per S.409.5. Clearly show and confirm that there is no conflict with the use in common easement. Note the type of durable, dustless paving and that all parking will be permanently striped. Dimension the off-street parking at 10 ft. from existing or proposed street right-of-way.

SIGNS -- Provide an engineering scale elevation on the plan of all existing and proposed free standing signs clearly indicating the type, height, dimensions, square footage, single or double-face and illumination. All signs must be keyed to their existing or proposed location on the plan print and enough detail must be shown to determine compliance with Section 413.6 (B.C.Z.R.) and all zoning sign policies or a zoning variance is required.

LIMESTONE BUSINESS CENTER, LOT #3  
W-89-146  
PAGE 2

Enlarge the vicinity map to 1"=1,000' or greater.

Final zoning approval is contingent first, upon all plan comments being addressed on the C.R.G. plan; and secondly, upon the final resolution of all comments, the outcome of any requested zoning hearings and finally, the inclusion of the blue commercial checklist information being included on the building permit site plans.

*JLL*  
JOHN L. LEWIS  
PLANNING & ZONING ASSOCIATE III

JLL:scj

cc: Frank Fisher, Current Planning  
John Sullivan, Zoning Office  
Waiver File

Revised Plan Comments  
Plan Date: 7/3/90  
Comments Date: 7/16/90

See the underlined comments from 5/14/90. Be aware that S.409.4 and any parking shortages will require variance public hearings. These hearings should be filed for well in advance of any building permit applications.

*JLL*  
JOHN L. LEWIS  
Planning & Zoning Associate III